

BA-97

Bosley Mansion

Architectural Survey File

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the “vertical files” at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site (mht.maryland.gov) for details about how to make an appointment.

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Last Updated: 06-23-2004

CAPSULE
BOSLEY MANSION

One of the most important episodes in the history of Towson was its selection as the county seat in 1853. That fact resulted in a significant period of growth and much westward expansion of the town. Most of that westward growth including the erection of the Courthouse and jail took place on the land of Dr. Grafton M. Bosley. The central portion of the large complex housing the Presbyterian Nursing Home was the Bosley residence.

The large building is typified by its Mansard styling and while there is some physical evidence of an earlier structure in the west wing, it is probably this main portion that is the most significant. The popularity of this style after the Civil War was nation-wide and is often cited in the authoritative literature on Victorian architecture. The Towson area had its share of these buildings although they have become few and central Towson itself lost the last of its several Mansard roofs in the last renovation of the John I. Yellott House (Penn Hotel) in 1978.

In addition to the importance of the Bosleys in helping to build Towson and the very age of the building with its well appointed interior, it is the growing scarcity of examples of this important style in this region that makes the Bosley Mansion an important structure.

MARYLAND HISTORICAL TRUST

BA - 97
MAGI - 0300974504

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Bosley Mansion

AND/OR COMMON

2 LOCATION

STREET & NUMBER

Georgia Ct. & Dixie Dr.

CITY, TOWN

Towson

— VICINITY OF

CONGRESSIONAL DISTRICT

Ninth

STATE

Maryland

COUNTY

Baltimore

3 CLASSIFICATION

CATEGORY

☐ DISTRICT

☒ BUILDING(S)

☐ STRUCTURE

☐ SITE

☐ OBJECT

OWNERSHIP

☐ PUBLIC

☒ PRIVATE

☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS

☐ BEING CONSIDERED

STATUS

☒ OCCUPIED

☐ UNOCCUPIED

☐ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED

☐ YES: UNRESTRICTED

☐ NO

PRESENT USE

☐ AGRICULTURE

☐ COMMERCIAL

☐ EDUCATIONAL

☐ ENTERTAINMENT

☐ GOVERNMENT

☐ INDUSTRIAL

☐ MILITARY

☐ MUSEUM

☐ PARK

☒ PRIVATE RESIDENCE

☐ RELIGIOUS

☐ SCIENTIFIC

☐ TRANSPORTATION

☐ OTHER

4 OWNER OF PROPERTY

NAME

Presbyterian Home of Md., Inc.

Telephone #: 323-4622

STREET & NUMBER

Georgia Ct. & Dixie Dr.

CITY, TOWN

Towson

— VICINITY OF

STATE, zip code

Maryland 21204

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE

REGISTRY OF DEEDS, ETC.

County Courts Building

STREET & NUMBER

CITY, TOWN

Towson

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION**CONDITION**☒ EXCELLENT☐ GOOD☐ FAIR☐ DETERIORATED☐ RUINS☐ UNEXPOSED**CHECK ONE**☐ UNALTERED☒ ALTERED**CHECK ONE**☒ ORIGINAL SITE☐ MOVEDDATE March, 1979**DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE**

There were many styles which became popular during the Victorian era and the Mansard was one of the most significant. It enjoyed popularity both in public and private structures with the "Executive Office Building" in Washington D.C. and the "Baltimore City Courthouse" being examples. The Towson area has had a significant number of examples of this style as well. The John I. Yellott House and the Urban House were right in the center of town and in the surrounding area the Historic Towson, Inc. survey has recently encountered Aigburth, Lewis Roberts, and #1517 W. Joppa Road. Quite a few residences of this style are in Lutherville. The Bosley Mansion belongs to this group because of its age, style and location but also, like Aigburth and Lewis Roberts, it appears to be the result of "Victorianizing." All three buildings are indicated on the maps of 1852 and 1857 which were published prior to the popularity of the style. Physical evidence suggests that the Mansard portion of the Bosley house may be an addition to an earlier structure. It is possible that it totally replaced an earlier structure but at any rate in its present role as the central core to a large nursing home the building is an effective document of this nationally important style. It is the last Mansard building within sight of Victorian Court-House Square.

The large house is not a "free standing" structure insofar as it is flanked on three sides by single and double story wings. The impressive portico of its main facade may not be original as well. Examination of the Bosley Mansion pointed up some problems that are as yet unresolved. It is certain that the east, north and westernmost portions of this large complex are all modern additions made since the Presbyterians established the nursing home here in 1929. That portion of the west wing, however, where it joins the central block is at least as old as the Mansard portion if not older. A non-functional chimney support and non-functional windows in the basement of this portion of the building, as well as stucco covered clapboards seen in the attic prove that the west wing once ended approximately 25 feet west of the main block. A replacement roof and repointing of the foundation make it difficult to ascertain if this wing is earlier than the main block or not although the visible wall framing suggests that it is free standing. A centralized, symmetrical and sometimes nearly square block is characteristic of Mansard buildings with any additions usually made at the rear. If the west wing is original it is somewhat of an oddity with its shorter height and gable roof breaking the symmetry of the central block. The L-shape appears on the 1915 Atlas by Bromley.

Another problem in discerning the original appearance of the Bosley Mansion is pointed up by the non-functional windows in the south cellar wall of the main block. Their presence suggests that the veranda and portico of that facade (which includes the same bracketing as the main eaves) is

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

PERIOD

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1865 - 1877

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

One of the most important episodes in the history of Towson was its selection as the county seat in 1853. That fact resulted in a significant period of growth and much westward expansion of the town. Most of that westward growth including the erection of the Courthouse and jail took place on the land of Dr. Grafton M. Bosley. The central portion of the large complex housing the Presbyterian Nursing Home was the Bosley residence.

The large building is typified by its Mansard styling and while there is some physical evidence of an earlier structure in the west wing, it is probably this main portion that is the most significant. The popularity of this style after the Civil War was nation-wide and is often cited in the authoritative literature on Victorian architecture. The Towson area had its share of these buildings although they have become few and central Towson itself lost the last of its several Mansard roofs in the last renovation of the John I. Yellott House (Penn Hotel) in 1978.

In addition to the importance of the Bosleys in helping to build Towson and the very age of the building with its well appointed interior, it is the growing scarcity of examples of this important style in this region that makes the Bosley Mansion an important structures.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Baltimore County Land Records
 Baltimore County Mill Records
 Baltimore County Tax Assessment Records
 "Map of the City and County of Baltimore" J.D. Sidney, 1850, Robert Taylor, 1857.
Genealogy and Biography of Leading Families of the City of Baltimore and Baltimore
County Maryland, Chapman Publishing Co.,
 New York, Nov. 1897.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

See Attachment

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

WAYNE L. NIELD, II
 HISTORIC TOWSON, INC.

ORGANIZATION

DATE

STREET & NUMBER

TELEPHONE

CITY OR TOWN

STATE

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
 The Shaw House, 21 State Circle
 Annapolis, Maryland 21401
 (301) 267-1438

Tax Assessments

1876 Tax Assessment Record for Baltimore County District 9

Grafton M. Bosley

"Highlands" 130 acres @ \$ 225

Improvements \$ 9,150

It has 31 inch square openings that is 18 inches deep. The surround consists of plain pilasters 7 inches wide, the plain entablature is 9 inches wide and the 62 inch shelf is 9 inches deep. The chimney itself projects into the room 26 inches.

CHAIN OF TITLE FOR BOSLEY MANSION

<u>LIBER</u>	<u>FOLIO</u>	<u>DATE</u>	<u>GRANTOR</u>	<u>GRANTEE</u>
660	454	October 2, 1928	Southland Company	Presbyterian Home of Maryland
<p>Beginning at the corner formed by the intersection of the north side of Georgia St. and the west side of Florida Rd. Northeast 332.57 ft., Northwest 544 ft. to the east side of Dixie Dr., Southwest 356.57 ft., Southeast 605.88 ft. to beginning.</p> <p>Being lot # 11, block 1 in Plat Book 7, folio 187 "Part of Subdivision of Southland Hills"</p>				
632	178	March 4, 1926	J. Elmer Weisheit & wife	Southland Company
555	252	May 20, 1922	Emily J. Offutt	J. Elmer Weisheit
256	515	December 5, 1901	Arthur L. Bosley et al Trustees	Emily J. Offutt

Containing 17.79 acres

Arthur L. Bosley et al Trustees were appointed by Grafton M. Bosley by way of his Last Will and Testament dated January 14, 1901 and recorded in Will Book 12, folio 111.

Grafton M. Bosley came to Towson town in 1848 where he formed a partnership in medicine with his uncle Josiah Marsh. At the death of Josiah Marsh, August 17, 1850, Dr. Bosley inherited his estate in Towson.

not original. It is possible, however, that the portico in spite of its brackets is an alteration to the Mansard design.

Physical Description:

The basement area reveals that at one point this residence was L-shaped. There are stone walls, a modern cement floor and one can see mechanically vertical sawn joists measuring 3 inches by 9 inches.

In the west wing 24' West of the main block is a non-functional chimney support projecting 18 inches into the room with a total thickness (original end wall) of 36 inches. A hearth support is still visible.

Regardless of whether the oldest portion of the west wing pre-dates the main block or not it appears to be a free standing structure that measures 13½ feet deep and 18 feet long in the basement.

The aforementioned mechanically sawn joists in the west wing have an 18 inch center-to-center transverse placement, however, at the east end of the room there is a 3 foot wide space containing longitudinal braces suggestive of an earlier stairs opening.

Additional evidence of a difference in age between the west wing and main block is a thick sill on the east end of the wing that exhibits a non-functional mortise, presumably for a now missing stud.

A total replacement of any possible earlier flooring is suggested by the fact that the joists and flooring of the main block are identical to those of the west wing. As mentioned, the south cellar wall of the main block contains non-functional windows. It can be seen in this area that the hall and flanking parlors are differentiated by longitudinal joists beneath the parlors and transverse joists supporting the hall floor.

The stuccoed exterior obscures the fact that this is a frame building. The interior of the south foundation and a line visible on the exterior suggest that there is a 15 inch brick watertable on top of the stone foundation into which the wooden studs are embedded.

First Floor:

The west wing is presently used as a dining room and reception area. A large upright and longitudinal girder differentiate the old from the new portions but any other early appearance is gone.

The main block, however, approaches a museum like atmosphere as its rooms retain much late Victorian decoration that is complemented with period furnishings. The centrally located hall is entered by a doorway with side-lights, fanlight transom and tracery. It is separated from the stair area by a tudor archway which is bracketed at the springs. The hallway is altered and neither the stairs nor their location appears original when compared to those of the second floor. The smaller parlors that flank the main hall are entered by doors opening into a "back" hall which runs transversely and nearly bisects the entrance hall. The west parlor does have a door opening into the entrance hall. That parlor contains built-in shelving. Both parlors have fireplaces in their north walls that are served by centrally located interior chimneys. The mantelpiece in the west parlor is relatively plain.

Grafton M. Bosley

Mortgage Record:

Mortgage Book 210/131 July 15, 1899

Dr. Grafton M. Bosley to Maryland Title Insurance & Trust Co.
for \$11,500

Involving the 12 lots indicated on the plat of Grafton M.
Bosley's land as surveyed by Charles E. McClean in 1891.

"And for the purpose of making accessible the said lots, it
is hereby understood that the following Avenues represented
on said plat are hereby dedicated to public use, to wit:
Chesapeake Avenue, Pennsylvania Avenue, Allegheny Avenue,
Highland Avenue and Bosley Avenue."

TAX ASSESSMENT RECORDS

Grafton M. Bosley Estate1911:

Private Avenues - Highland, Pennsylvania, Allegheny, Central & Bosley
Frame House on Lot "D" Southwest corner of Allegheny & Central Aves.

1916:

Lot 50' x 160' North side Pennsylvania Ave. 2nd S. of Bosley
"Clark"

Lot 75' x 120' Southwest corner Bosley & Pennsylvania Ave.
"Merryman"

Lot 100' x 180' Northwest corner Bosley & Chesapeake
"Merryman"

Lot 60' x 150' West side Bosley 2nd S. of Pennsylvania Ave.
"Merryman"

1917:

Lot 225' x 120' Pennsylvania Ave. between Bosley & Central Aves.
"Merryman"

Lot 150' x 180' Southwest corner Pennsylvania & Central
"Merryman"

Lot 60' x 150' East side Central
"Merryman"

Lot 60' x 150' Southwest corner Allegheny & Central
Frame House "Eckel"

Lot 100' x 150' North side Pennsylvania Ave. 100' West of Central Ave.
"Shirley"

FROM: THE JEFFERSONIAN, TOWSON, MARYLAND, FRIDAY, NOVEMBER 16, 1945
(VOL. XXXV - NO. 4)

Page 1:

YOUR COUNTY

BOSLEY MANSION IS NOW HAVEN FOR AGED WOMEN
BUILDER DONATED COURT HOUSE SITE

Sometime in the late eighteen sixties, Dr. Grafton M. Bosley, who had inherited a large tract of land from his uncle, Dr. Josiah Marsh, including all of what is now Towson, west of the York Road, south of the Joppa Road, north of the Sheppard-Pratt Hospital, and east of Woodbine Avenue, together with the Marsh homestead, now owned and occupied by Mrs. T. Scott Offutt, decided to build a home of his own. So selecting a site in what is now the "Southland Hills" section of Towson, he erected a three-story frame, brick-lined, colonial mansion in the middle of a charming twenty-five acre ark (sic; park?) and made it his place of residence until shortly before his death, about 1900. ^{1/}

The property then passed into the hands and became the home of Milton Offutt, who lived there until his death. Then it was occupied by his brother, Thomas W. Offutt, who, about 1920, sold it to Elmer J. Weisheit, who, in turn, made it his home, reducing the immediate surrounding grounds, however, to about four and a half acres and platting the rest for building lots in the "Southland Hills" development.

Mr. Weisheit occupied the house until 1929, when he sold it, with its grounds of four and a half acres, to the Presbyterian Home of Maryland.

Dr. Bosley, builder of the mansion, donated to the County the ground upon which the Court House was built when Towson was made the County seat. He also donated

Page 6:

the land for Trinity Church ^{2/} on Alleghany Avenue.

A rather amusing story is told in connection with the location of the County seat. Cockeysville wanted it and those having charge of making the selection of the site seemed somewhat inclined to place it there. Joshua Cockey, the principal landowner in Cockeysville and vicinity, is said to have been approached on the proposition of contributing a Court House site, and, as the story goes, while he displayed a willingness to donate the required land, expressed considerable anxiety for the safety of his apple orchard in the event of his town being decided upon for the site of a Court House.

^{1/} Dr. Bosley died January 25, 1901.

^{2/} Dr. Bosley did not donate land for the church; he donated land for the rectory.

He feared that hoodlums attending criminal trials would raid his apple orchard - so Dr. Bosley's offer was accepted and Towson won the County seat by an apple orchard.

After the Dr. Bosley mansion in "Southland Hills" was acquired by the Presbyterian Home of Maryland much had to be done before the place was ready for its guests.

Many residents of Towson viewed the beginning of remodeling operations of the old Dr. Bosley mansion with sinking hearts, but before the work had progressed far the depression eased, for it soon became apparent that the house itself was not to be changed and that the dormitory wing, which was being built to the east, was designed to harmonize nicely with the original structure. The work completed, hurt nobody and gave the Presbyterian Home ample accommodations for immediate purposes.

At present the Home is equipped to accommodate forty women guests. Sometime in the future the management hopes to expand its facilities to care for that many male guests.

One must be sixty-five before she is eligible for entrance, but once in she may stay for the remainder of her days, and some have been in the Home for years.

The Home is not an institution. It has nothing outside of the office to suggest an institution. There are few rules, only enough to prevent confusion and keep the carefully concealed machinery of the place running smoothly. Guests may come and go at will. The Home is supported by contributions from all Presbyterian churches in the State, then, too, each guest has to pay an entrance fee of several hundred dollars. This entrance fee entitles her to remain in the Home for the rest of her life.

Copied by Claire A. Richardson
January 21, 1973

Information given in footnotes 1 and 2 on the previous page was supplied by Dr. Bosley's granddaughter, Mrs. Richard T. Pilling, Jr. of Baltimore.

Maryland
Baltimore County
District IX

BA-~~92~~ 97

Bosley Mansion

0300975504

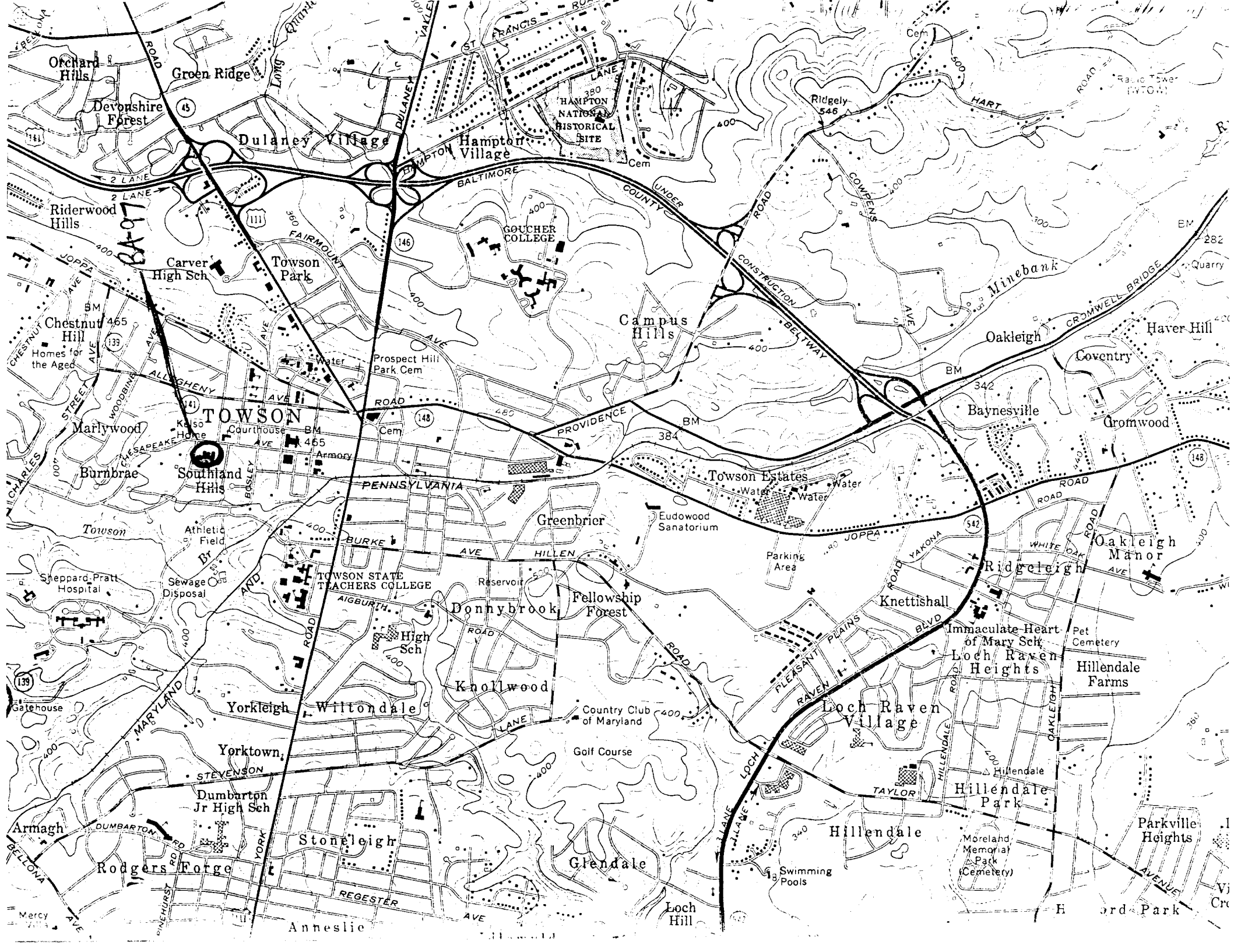
1860

Towson home of Dr. Grafton M. Bosley; built of stone,
plastered over, portico, and cupola.

Greatly enlarged for its present use as the Maryland
Presbyterian Home.

(First HABS Report)
E. Frances Offutt
HABS COMMITTEE OF BALTIMORE
COUNTY HISTORICAL SOCIETY

July 29, 1965





BA-97

BOSLEY MANSION

S. FACADE

J. CORCORAN

7/79



BA-97

BOSLEY MANSION
S.E. CORNER

J. CORCORAN
1/79



BA-97

BOSLEY MANSION
S. FACADE
DETAIL

J. CORCORAN
7/79



BA- 97

OUTBUILDING-
BOSLEY MANSION
S.E. CORNER

J. CORCORAN
7/79